

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Council Chambers

August 18, 2009

The meeting was called to order at 8:32 a.m. President Oates presided.

Secretary Sorensen called the role.

Present: Steve Curtis, Larry Oates, Gary Lehman
Linda Sorensen, Dottie Rausch

Absent: Diane Damico, Janet Elmore

Old Business:

Minutes

Mr. Lehman moved to approve the minutes of the July 14, 2009 Redevelopment Commission meeting. Mr. Curtis seconded. The minutes were approved as written 4-0.

Other

There was no further Old Business.

New Business:

Review of Financial Reports

Current financial schedules were reviewed by Redevelopment Commission Treasurer Judy Rhodes. Ms. Rhodes stated the Certified Technology Park Grant Fund accumulated interest would be dispersed after this meeting. This transaction will close out the grant fund.

Payment of Claims

Ms. Sorensen motioned to approve the payment of the Sagamore Parkway TIF claims. Mr. Curtis seconded. The claims from American Structurepoint in the amount of \$21,500.00 and \$23,557.50 were for the Yeager Road Phase I Project continuing design

work for June and July 2009. Mr. Buck anticipates that the completion of the design work in early 2010 followed by submission to INDOT for approval.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$45,057.50 passed 4-0.

Mr. Curtis motioned to approve the payment of the KCB TIF Surplus claims in the total amount of \$35,004.00. Mr. Lehman seconded. The claim from CrossRoad Engineers in the amount of \$575.00 was for right-of-way work on Yeager Road Phase II Project. The claim from Marchel Roofing, Inc. in the amount of \$32,679.90 was for the completion of the Parks Barn roof. The Parks Barn includes the temporary fire station. The First Merchants Trust Co. claim for \$1,750.00 was the annual administrative fee.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$35,004.00 passed 4-0.

Ms. Sorensen motioned to approve payment of the Technology Grant Fund claim to Purdue Research Foundation. Mr. Lehman seconded. The claim for \$155,148.97 included the last installment of the 2007 Technology Grant and accrued interest.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Technology Grant Fund claim of \$155,148.97 passed 4-0.

Resolution RC 2009-3

Mr. Oates reviewed Resolution RC 2009-3, a Resolution of the West Lafayette Redevelopment Commission Authorizing the Expending of Funds from the Levee/Village Redevelopment Area Surplus Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area. The resolution provides an opportunity for the Redevelopment Commission to work with the West Lafayette Community School Corporation to provide an accessible and safe fitness trail. The trail, which ties into the City trail system, would begin in the Levee/Village TIF area and include the West Lafayette High School track. The trail will be open to the

community. The estimated total cost of the project should not exceed \$200,000 including signage and track surface repair. The trail will benefit the Levee/Village TIF district.

Mr. Oates motioned to approve Resolution RC 2009-3. Mr. Curtis seconded. Public comment was requested. Parks Superintendent Joe Payne distributed a map which illustrated the preliminary plan for the fitness trail. Supportive comments were heard from Councilor Ann Hunt, WLCSC Superintendent Dr. Rocky Killion, WLCSC Director of Facilities Larry Wood and West Lafayette Junior-Senior High School Athletic Director Brock Touloukian. Parking accommodations, signage, fencing, guardrails, landscaping and track maintenance were discussed by the Commissioners. Larry Wood reviewed estimated expenses related to the track repair. WLCSC will be responsible for track maintenance after completion. Mayor Dennis complimented President Oates and the Commission for their cooperation with the school system to provide a great new amenity that will benefit the entire community.

Further comments were requested from the public. There was no further discussion.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve Resolution RC 2009-4 passed 4-0.

Riverfront Improvement Projects

1. Contract-Wabash Heritage Trail Phase 2 Design Proposal

Joe Payne explained the proposal for design services with H. Stewart Kline & Associates, Inc. to prepare plans, specifications and bid documents for the Wabash Heritage Trail extension from Happy Hollow Park to Rose Street. It was confirmed that the funds for design services have already been appropriated. Ms. Sorensen motioned to approve the contract in the amount not to exceed \$23,750. Mr. Curtis seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the proposal for design services with H. Stewart Kline & Associates, Inc. dated July 16, 2009 passed 4-0.

2. Contract-Tapawingo Park Improvements Design Proposal

Joe Payne explained the proposal for design services with H. Stewart Kline & Associates, Inc. to prepare plans, specifications and bid documents for the southeast corner of Tapawingo Drive and State Street. The plan includes a trailside park site, an extension of the Wabash Heritage Trail, which will tie into a gateway into the City. It was confirmed that the funds for design services have already been appropriated. Mr. Curtis

motioned to approve the contract in the amount not to exceed \$30,000. Mr. Lehman seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the proposal for design services with H. Stewart Kline & Associates, Inc. dated July 16, 2009 passed 4-0.

Budget Discussion

Proposed 2010 TIF District projects were provided to the Commission. Projects were open for discussion. The 2010 budget will be considered at the September Redevelopment Commission meeting.

Minutes Transcription

Concerns regarding the transcription of the minutes were previously raised by Commissioner Damico. Since Ms. Damico was absent, the item was postponed until the September meeting.

Other

Parks Superintendent Joe Payne presented a proposal for emergency repairs to the **Riverside Skating Center**. It has been determined that there are several leaks in the cooling system. A preliminary description for the purchase of equipment and professional services to replace the Riverside Skating Center cooling system was provided. A replacement system will allow the rink to be opened on schedule.

Ms. Sorensen motioned to approve the expenditure not to exceed \$100,000 to replace the ice skating rink deck cooling system. Mr. Curtis seconded. Mr. Oates confirmed funds have already been allocated for 2009 park improvements. Public comment was requested.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

Mr. Curtis motioned to authorize the Board of Works to open quotes on the Riverside Skating Center repairs and choose the most responsive and responsible quote. Ms. Sorensen seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

Director of Development Chandler Poole stated that with the authorization of the Commission, he has engaged John Most of Carl E. Most & Sons to evaluate **Phase IV (final) Capital Repairs to the Wabash Landing Parking Garage**. Tom Gall, T. J. Gall & Associates, Inc., summarized the recommended repairs. Permission was requested to advertise a request for bids on August 28, 2009.

Mr. Lehman motioned to advertise the Notice to Bidders on August 28th and September 24th, 2009 and give authority to the Board of Works to open the bids on September 14th, 2009. Ms. Sorensen seconded. The notice will also be posted on the City's website.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

Mr. Oates commented that the Commission was pleased at the progress being made at the **former Kmart site** in the Sagamore Parkway TIF district.

Mr. Poole informed the commission that the bids have been opened and a contractor selected for the **Purdue Crew Boathouse**. A groundbreaking event is scheduled on September 20, 2009 at 4:00 p.m. at 500 Brown Street with an anticipated ribbon cutting in April 2010.

There was no further new business.


Public Comment

Mayor Dennis thanked the Commission for bridging the gap between what development needs and how development can define a community. Mayor Dennis stated the City has proven that it is not just interested in buildings, but also very interested in the well-being of our population which has been confirmed by the actions approved today.

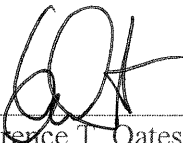
There was no further public comment.

Adjourn

The next meeting was confirmed as September 15, 2009 at 8:30 a.m. There being no further new business, Ms. Sorensen motioned to adjourn. Mr. Lehman seconded. The meeting adjourned at 9:58 a.m.


~~Linda M. Sorensen~~ Stephen B. Curtis
Recording Secretary - Acting

Approved:



Lawrence T. Oates
President

/djk